

MEETING MINUTES, PLANNING COMMISSION, MAY 8, 2006

Present: Carmen Madsen, Phil Tinkle, Keith Hardin, Jerry Ott, Tom McClain, Janet Eades, Marya Jo Butler, Duane O'Neal, Trent Pohlar, Shawna Koons-Davis, City Attorney; Ed Ferguson, Planning Director; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

April 24th – Tinkle noted a correction – in instances on page 2 concerning PC2006-021 the name “Harmon” should be changed to “Garmon”. On page 3 concerning PC2006-022 Hardin noted that he is concerned about density as well as transition between neighborhoods. Tinkle moved to approve the minutes as amended, seconded by Hardin. Vote for **approval** was unanimous, 9-0. **Motion carried.**

OLD BUSINESS

Docket PC2006-022 – Primary Plat – Villages at Grassy Creek, Sections 10 & 11 – zero lot line subdivision located on north side of Stop 18, west of Sheek Rd., 17.2 acre lot zoned R-3 – petitioner and owner is CP Morgan; engineer is Projects Plus.

Written request for continuance was received by the Planning Dept. Hardin moved to continue 2006-022 to June 12, 2006, seconded by Ott. Vote for **approval** was unanimous, 9-0. **Motion carried.**

NEW BUSINESS

PUBLIC HEARING

Docket PC2006-023 – Primary Plat – Carroll Subdivision – 4-lot subdivision located on north side of Fry Rd., east of SR 135 – 4 acre lot zoned R-1. Petitioner and owner is Larry Carroll; engineer is Northpointe Surveying.

Written request for continuance was received by the Planning Dept. Eades moved to continue PC2006-023 to June 12, 2006, seconded by Tinkle. Vote for **approval** was unanimous, 9-0. **Motion carried.**

SITE DEVELOPMENT PLANS

Docket PC2006-024 – Site Development Plan – Charter Crossing commercial outlet at mall – located on north side of Fry Rd., west of Madison Avenue – 1.28 acre lot zoned C-3 – Owner is Charter Crossing, LLC; petitioner and engineer is Crossroad Engineers.

Greg Ilko, Crossroads Engineers; and Derek Christy, developer; came forward and were sworn. Renderings of the proposed building was presented.

Concerning Tech recommendation #6, it was discussed and then amended to read that the proposed use will be 100% retail. It was noted there is a typo in recommendation #10 – “not” should read “note”. An additional comment, #20, will be added to read: The elevation of the buildings shall be developed in substantial compliance with exhibit submitted.

Tinkle moved to approve PC2006-024, subject to the recommendations of the Tech Committee being met, as amended, seconded by Hardin. Vote for **approval** was unanimous 9-0. **Motion carried.**

Docket PC2006-025 – Site Development Plan – Indiana Wesleyan University, Block E, South Park – located ne of South Park Blvd and Windhorst Way – 5.193 acre lot zoned I-1 – petitioner and owner is Indiana Wesleyan University; engineer is Mike Deer.

Mike Deer, Engineer; came forward and was sworn. The proposed building will be 2-story. It will be 26,000 sq. ft. in area.

Concerning the landscaping, one plant is being requested that is not on approved list. The type is a Bald Cypress.

Ott moved to approve PC2006-025, subject to the recommendations of the Tech Committee being met, and with the authorization to use Bald Cypress in the landscaping as per the petitioner's request, seconded by Butler. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Docket PC2006-026 & 027 – Site Development Plan(s) – Main Street Shoppes, Phases 1 & 2– located on west side of Emerson, south of Main St. – 2 lots zoned C-3 – petitioner is Troy Terew; owner is BRL Development; engineer is True North Surveying.

Todd Medsker, Attorney, came forward and was sworn; as well as Troy Terew, True North Surveying. Booklets were distributed showing the proposed construction for both phases. Colored renderings of the buildings were included in the booklet.

Landscape waivers are being requested. Those requests are as follows:

Phase I

1.1 Parking lot perimeter plantings

- 1.1.1 The parking spaces north of the west building should be separated from the property line by a five foot wide planting strip – there is a deficiency in both the width of the strip and in plantings (4 trees and 12 shrubs)
- 1.1.2 The parking spaces north of the east building area also deficient in having no landscape strip and in plantings (2 trees and 6 shrubs)

1.2 Parking lot interior landscape

- 1.2.1 Landscape area should be 8% of parking lot; only 7.04% of the lot is landscape area.
- 1.2.2 Parking lot islands
 - 1.2.2.1 The far east bay has 17 spaces in a row, maximum is 15 spaces without an island.
 - 1.2.2.2 Islands are to be located at the ends of each bay of parking; the parking area south of the west building is lacking a terminal island at the east end of the parking spaces.

1.3 Building perimeter landscape

- 1.3.1 Around west building
 - 1.3.1.1 North side (front): 25' wide strip is required in front of the building (and extending 10' beyond each side of building); no strip is provided.
 - 1.3.1.2 South side (rear): 10' wide strip required; the strip is only 6.5' wide
 - 1.3.1.3 East side: 10' wide strip required; the strip is only 5.5' wide.
 - 1.3.1.4 West side: 10' wide strip required; no strip is provided
- 1.3.2 Around east building
 - 1.3.2.1 East side (front): 25' wide strip is required in front of the building (and extending 10' beyond each side of building); no strip is provided.
 - 1.3.2.2 West side (rear): 10' wide strip required; the strip is only 8' wide
 - 1.3.2.3 North side: 10' wide strip required; no strip is provided.

Tinkle moved to approve the waiver for PC2006-026 (Phase I) as presented, seconded by O'Neal. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Phase II

2.1 Parking lot interior landscape

- 2.1.1 Landscape area should be 8% of parking lot area; only 5.33% of the lot is landscape area.
- 2.1.2 Parking lot islands
 - 2.1.2.1 The far east bay has 17 spaces in a row, maximum is 15 spaces without an island.
 - 2.1.2.2 Islands are to be located at the ends of each bay of parking; the parking area west of the building is lacking a terminal island at the south end of the parking spaces.

2.2 Commercial streetscape width: The strip is to be 10' wide; at the west end near the driveway, the width of the landscape strip is only 8.37'.

2.3 Greenbelt width: The 30' wide landscape strip is located within the overlay zone; the greenbelt is deficient for almost the entire length of the overlay zone. At the western limit of the overlay zone, the greenbelt width is only 10.10' width.

2.4 Building perimeter landscape

2.4.1 East side (front): 25' wide strip is required in front of the building (and extending 10' beyond each side of building); no strip is provided.

2.4.2 North side: Drivethrough area is not screened.

Ott moved to approve the waiver for PC2006-027 (Phase II) as presented, seconded by O'Neal. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Discussion of the proposed sign took place. After discussion it was determined that an additional recommendation would be added to the Tech comments: 13. EMS sign will be limited to 30 second intervals for messages and there will be no scrolling of the text message.

Eades moved to approve PC2006-026 & 027, subject to the recommendations of the Tech Committee being met, as amended, and approval is subject to compliance with exhibits A-E shown in the booklet, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

NEW BUSINESS FROM THE FLOOR

O'Neal inquired if Greenwood Park Mall will be required to come before the Commission for approval of redevelopment of the mall. Ferguson replied that yes, they would be. O'Neal interjected that at that time he will be suggesting that the Commission require sidewalks be installed around the perimeter of the mall.

ANNOUNCEMENTS/REPORTS

The next meeting will be a training session. There will be a representative from the brick manufacturing industry attending to give a presentation. The second part of training session will be a presentation by HNTB on the progress of the updating of the master plan.

O'Neal moved to adjourn, seconded by Eades. Vote for **approval** was unanimous, 9-0. **Motion carried.** Meeting was adjourned at 0 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President